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BUILDING STATISTICS - TASMANIA, SEPTEMBER QUARTER, 1957.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 30th September, 1957. More extensive comparative data for preceding periods will be found in each June Quarter Statement.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 30th September, 1957; 655 new houses were completed compared with 672 in June quarter, 1957 and 529 in March quarter, 1957.

Completions in September quarter in preceding years were: 1954 - 559; 1955-579; and 1956 - 778. The 655 houses completed during September quarter, 1957 comprised 67 brick, concrete etc., 64 brick, concrete, etc., veneers, 495 wood, 4 pre-fabricated wood and 25 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during September quarter, 1957 was 616, a decrease of 125 compared with June quarter, 1957.
3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 30th September, 1957 was 2,098 a decrease of 39 compared with the 30th June, 1957 figure of 2,137. Corresponding figures as at the 30th September in previous years are as follows: 1954 - 2,296; 1955 - 2,543; 1956 - 2,037.

The houses under construction at the 30th September, 1957 comprised: solid brick, concrete, etc. 403 (19.3%); brick, concrete, etc. veneers 248 (11.8%); wood 1,357 (64.7%); prefabricated wood, 1; (0.0%); and fibro-cement, 89 (4.2%).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during September quarter, 1957 was £1,234,000 compared with £1,449,000 in June quarter, 1957 and £1,663,000 in March quarter, 1957. Twenty three new factories valued at £180,000 were completed during the quarter.

During September quarter, 1957, the value of new buildings (other than houses), commenced was £1,195,000 compared with £1,696,000 in June quarter, 1957 and £1,199,000 in March quarter, 1957.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during September quarter, 1957, was £3,192,000 a decrease of £243,000 compared with June quarter, 1957, and an increase of £262,000 compared with September quarter, 1956. New houses valued at £1,958,000 comprised 61.3 per cent of the total value of completions.

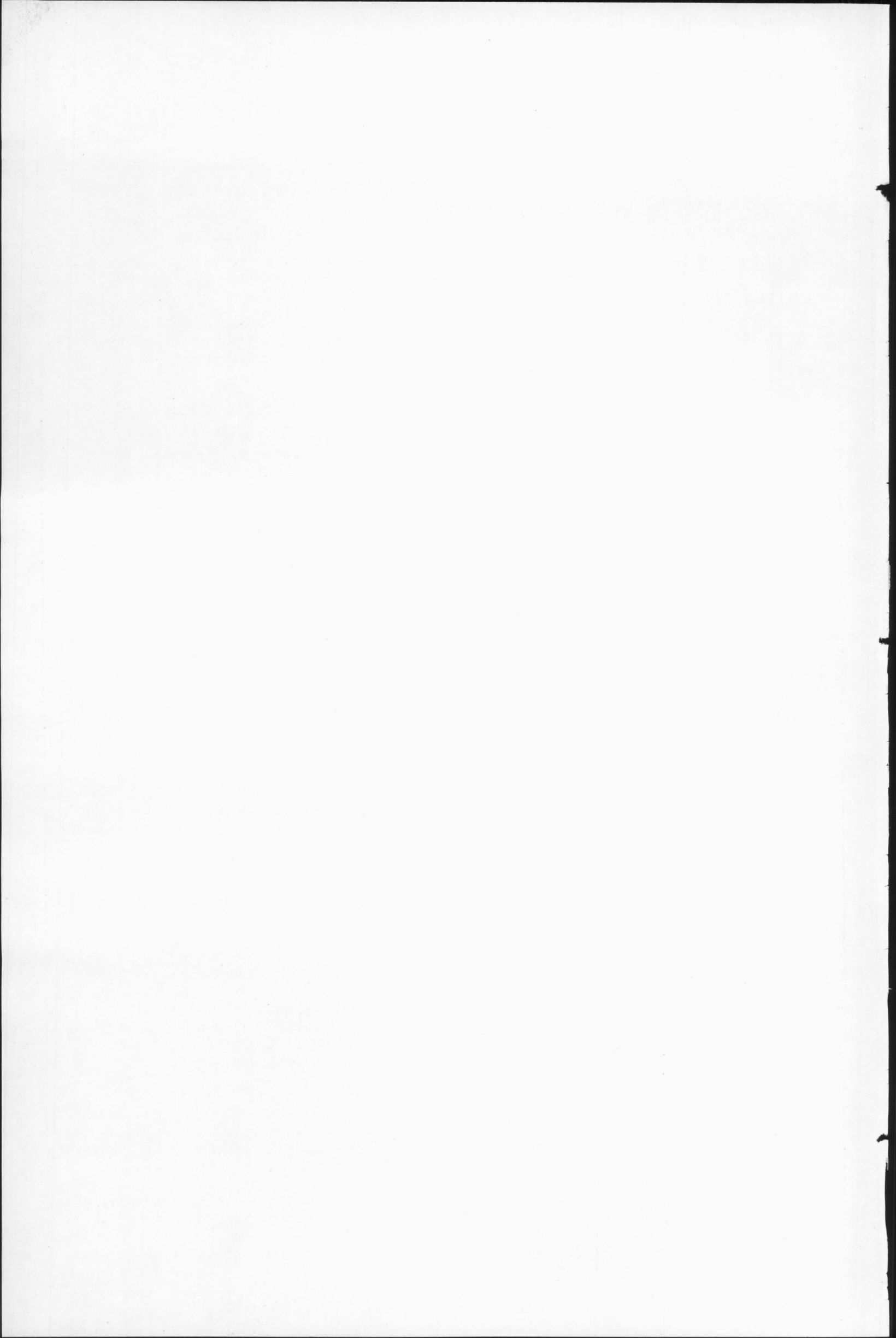
The value of new buildings commenced during September quarter, 1957 was £3,150,000 a decrease of £626,000 compared with June quarter, 1957, and £25,000 more than in September quarter, 1956.

The value of new buildings under construction at 30th September, 1957 was £11,766,000.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during September quarter, 1957, was £3,808,000 compared with £3,468,000 in June quarter, 1957, and £2,706,000 in September quarter, 1956. Of the September quarter 1957 total, £2,204,000 or 57.9% represented work done in respect of houses. Hobart and Suburbs accounted for £1,700,000 or 44.6% of the total value, Launceston and Suburbs for £826,000 or 21.7% and the rest of the State for £1,282,000 or 33.7%.

7. PERSONS WORKING ON NEW BUILDINGS: (See note 5 on page 6). There were 5,524 persons including 1,455 working principals engaged on the construction of new buildings at 30th September, 1957. Of these, 2,689 were carpenters by trade, 378 bricklayers and 1,013 builders' labourers.

Of the 5,524 persons engaged at 30th September, 1957, 4,134 were working on private contract jobs, 750 on owner-built jobs and 640 on Government Day Labour projects. The returns indicated that 3,032 were working on new houses, 1,358 on other new buildings, 323 on alterations and additions to houses, 441 on alterations and additions to other buildings and 370 on repair and maintenance work.



1. CONSTRUCTION OF NEW BUILDINGS - TASMANIA - SEPTEMBER QUARTER, 1957.

Description of Building and Construction Agency	Commenced during September Quarter 1957		Completed during September Quarter, 1957		Under Construct- ion at 30th Sep- ember, 1957		Value of Work done during Spt. Qtr 1957
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
1. Houses:		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private Account	211	752	245	831	368	1,341	808
On Gov't. A/c.	43	127	122	342	105	331	250
(ii) Gov't Day Labour:	104	366	56	168	132	467	419
(iii) Owner Builders:	258	710	232	617	1,493	4,040	727
Total Houses:	616	1,955	655	1,958	2,098	6,179	2,204
2. Flats (b):							
(i) Private Contractors:							
On Private A/c.	11	31	10	31	17	50	11
On Gov't. A/c.	-	-	-	-	4	7	4
(ii) Gov't. Day Labour	6	20	-	-	20	73	29
3. Shops:							
(i) Private Contractors:							
On Private A/c.	20	90	37	120	30	201	115
On Gov't. A/c.	-	-	1	14	-	-	6
4. Hotels, Guest Houses:							
(i) Private Contractors:							
On Private A/c.	2	17	1	26	6	67	7
5. Office Premises:							
(i) Private Contractors:							
On Private A/c.	8	117	9	162	20	723	229
On Gov't. A/c.	6	141	3	12	9	226	62
(ii) Gov't. Day Labour	1	7	7	13	2	17	10
6. Other Business Premises:							
(i) Private Contractors:							
On Private A/c.	15	160	18	147	24	579	211
On Gov't. A/c.	1	5	4	32	3	34	17
(ii) Gov't. Day Labour	2	2	-	-	2	2	-
7. Factories:							
(i) Private Contractors:							
On Private A/c.	13	154	22	174	32	895	349
On Gov't. A/c.	1	22	1	6	1	22	6
(ii) Gov't. Day Labour	-	-	-	-	1	5	2
8. Clubs, Halls, Theatres:							
(i) Private Contractors:							
On Private A/c.	1	10	4	17	5	36	14
On Gov't. A/c.	-	-	1	18	-	-	8
9. Education Buildings:							
(i) Private Contractors:							
On Private A/c.	6	197	2	50	8	220	34
On Gov't. A/c.	5	118	5	109	13	564	136
10. Religious Buildings:							
(i) Private Contractors:							
On Private A/c.	2	12	2	25	8	64	28
11. Health Buildings:							
(i) Private Contractors:							
On Private A/c.	1	1	-	-	2	47	11
On Gov't. A/c.	3	12	-	-	9	1,351	186
12. Other New Buildings:							
(i) Private Contractors:							
On Private A/c.	23	46	18	35	16	98	59
On Gov't. A/c.	7	32	19	242	33	305	69
(ii) Gov't. Day Labour	1	1	1	1	1	1	1
Total Other New Buildings:	135	1,195	165	1,234	266	5,587	1,604
All New Buildings:							
(i) Private Contractors:							
On Private A/c.	313	1,587	368	1,618	536	4,321	1,876
On Gov't. A/c.	66	457	156	775	177	2,840	744
(ii) Gov't. Day Labour:	114	396	64	182	158	565	461
(iii) Owner Builders:	258	710	232	617	1,493	4,040	727
GRAND TOTAL:	751	3,150	820	3,192	2,364	11,766	3,808

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as new dwellings.

2. SUMMARY: NEW HOUSES - BUILDING PERMITS GRANTED AND
CONSTRUCTION, SEPTEMBER QUARTER, 1957.

A r e a	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
Hobart, City	49	£'000 197	61	£'000 229	41	£'000 143	199	£'000 760
Hobart, Suburbs:								
Clarence (b)	65	219	41	143	46	167	172	575
Kingsborough (b)	8	35	10	41	13	49	62	207
Glenorchy	179	537	180	632	130	445	432	1,447
Total Suburbs:	252	791	231	816	189	661	666	2,229
Total Hobart and Suburbs:	301	988	292	1,045	230	804	865	2,989
Launceston, City	42	138	51	167	31	92	172	526
Launceston, Suburbs (b):								
Beaconsfield	9	35	10	36	14	64	50	155
Lilydale	5	12	-	-	14	40	22	61
St. Leonards	41	129	34	119	59	167	110	334
Westbury	3	8	-	-	4	7	13	32
Total Suburbs:	58	184	44	155	91	278	195	582
Total Launceston and Suburbs:	100	322	95	322	122	370	367	1,108
All Other Areas	290	699	229	588	303	784	866	2,082
Total Tasmania: -								
September Quarter, 1957	691	2,009	616	1,955	655	1,958	2,098	6,179
June Quarter, 1957	762	2,277	741	2,080	672	1,986	2,137	6,101
March Quarter, 1957	752	2,211	730	2,144	529	1,551	2,068	5,930
December Quarter, 1956	621	1,742	610	1,696	780	2,154	1,867	5,301
September Quarter, 1956	588	1,703	510	1,468	778	2,166	2,037	5,648

(a) Value when completed.

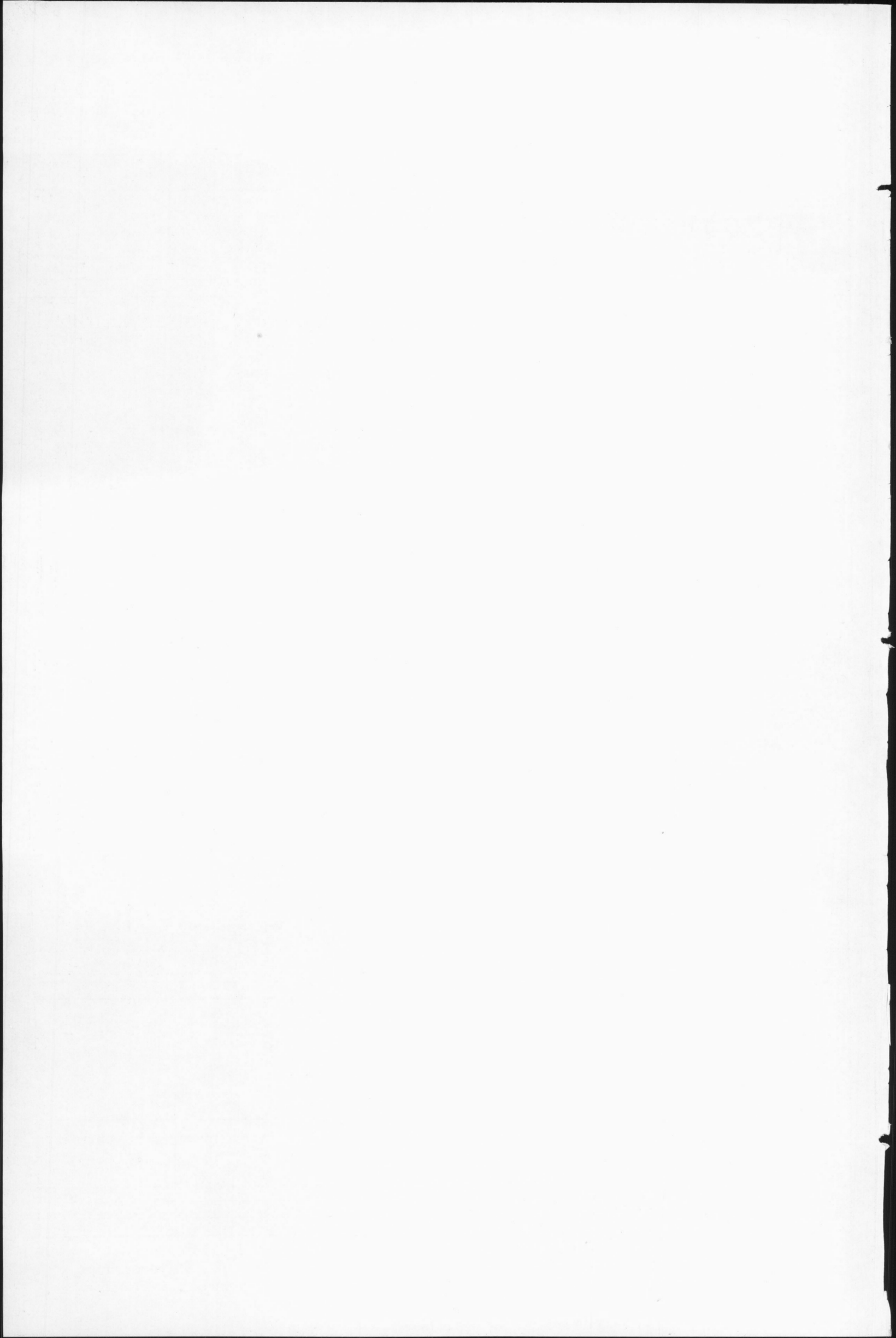
(b) Suburban areas only of these Municipalities.

3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED IN
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, SEPTEMBER QUARTER, 1957.
(Including Owner-built Houses)

Statistical Divisions and Local Government Areas.	Building Per- mits issued during Quarter		Commenced during Quarter		Completed during Quarter		Under Construct- ion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
URBAN DIVISION:		£'000		£'000		£'000		£'000
Hobart City	49	197	61	229	41	143	199	760
" Suburbs	252	791	231	816	189	661	666	2,229
Launceston City	42	138	51	167	31	92	172	526
" Suburbs	58	184	44	155	91	278	195	582
Total Urban Division	401	1,310	387	1,367	352	1,174	1,232	4,097
NORTH WESTERN DIVISION:								
Burnie	20	59	17	64	54	155	74	222
Circular Head	8	20	2	3	10	34	21	44
Deloraine	9	18	6	15	6	17	27	64
Devonport	29	91	27	74	37	103	108	292
Kentish	4	10	3	7	1	3	12	25
King Island	4	15	2	9	11	32	15	47
Latrobe	6	12	9	17	4	8	26	39
Penguin	7	21	7	20	7	19	26	73
Ulverstone	31	79	31	88	26	71	62	168
Wynyard	20	45	11	27	12	31	40	109
Total North-West Division:	138	370	115	324	168	473	411	1,083
NORTH EASTERN DIVISION:								
Beaconsfield (b)	16	42	9	24	11	22	54	121
Fingal	-	-	-	-	3	5	11	19
Flinders	-	-	-	-	1	2	1	5
George Town	6	10	5	14	4	7	21	46
Lilydale (b)	-	-	2	7	-	-	10	19
Portland	7	10	5	10	3	6	12	21
Ringarooma	-	-	2	5	1	1	7	17
Scottsdale	11	23	6	17	11	28	22	46
Total North-Eastern Division:	40	85	29	77	34	71	138	294
NORTH MIDLAND DIVISION:								
Evandale	3	9	3	8	1	2	7	20
Longford	7	23	9	24	8	19	39	101
St. Leonards (b)	-	-	1	3	2	6	10	22
Westbury (b)	2	4	9	19	6	12	16	41
Total North-Midland Division:	12	36	22	54	17	39	72	184
MIDLAND DIVISION:								
Bothwell	1	5	1	7	1	5	1	7
Campbell Town	1	2	1	2	4	10	5	15
Hamilton	3	10	2	6	5	14	8	16
Oatlands	4	11	4	11	3	9	8	19
Ross	-	-	-	-	2	6	3	7
Total Midland Division:	9	28	8	26	15	44	25	64
SOUTH EASTERN DIVISION:								
Brighton (c)	1	5	-	-	2	5	2	4
Clarence (b)	20	36	12	27	6	14	57	122
Glamorgan	3	5	1	1	1	1	3	4
Green Ponds (c)	-	-	1	9	2	5	3	13
Richmond (c)	-	-	-	-	-	-	-	-
Sorell	19	31	22	26	16	22	42	56
Spring Bay	2	3	1	1	1	2	14	22
Total South-Eastern Div:	45	80	37	64	28	49	121	221
SOUTHERN DIVISION:								
Bruny	2	1	-	-	-	-	2	2
Esperance	2	5	-	-	3	10	4	10
Huon	4	8	4	9	4	12	10	25
Kingborough (b)	5	11	4	7	6	12	26	58
New Norfolk	24	59	7	18	6	17	34	78
Port Cygnet	2	2	1	2	1	1	2	4
Tasman	4	4	2	3	1	2	11	19
Total Southern Division:	43	90	18	39	21	54	89	196
WESTERN DIVISION:								
Queenstown	1	3 (a)	-1	-1	10	27	8	33
Zeehan	2	7	1	5	10	27	2	7
Total Western Division:	3	10	-	4	20	54	10	40
Total Country Divisions:	290	699	229	588	303	784	866	2,082
TOTAL TASMANIA:	691	2,009	616	1,955	655	1,958	2,098	6,179

(a) Value when completed. (b) Country sections only of these Municipalities.

(c) Building permits not issued in these Municipalities. See definition of terms used,
page 6, paragraph 7. (d) One house previously commenced now abandoned.



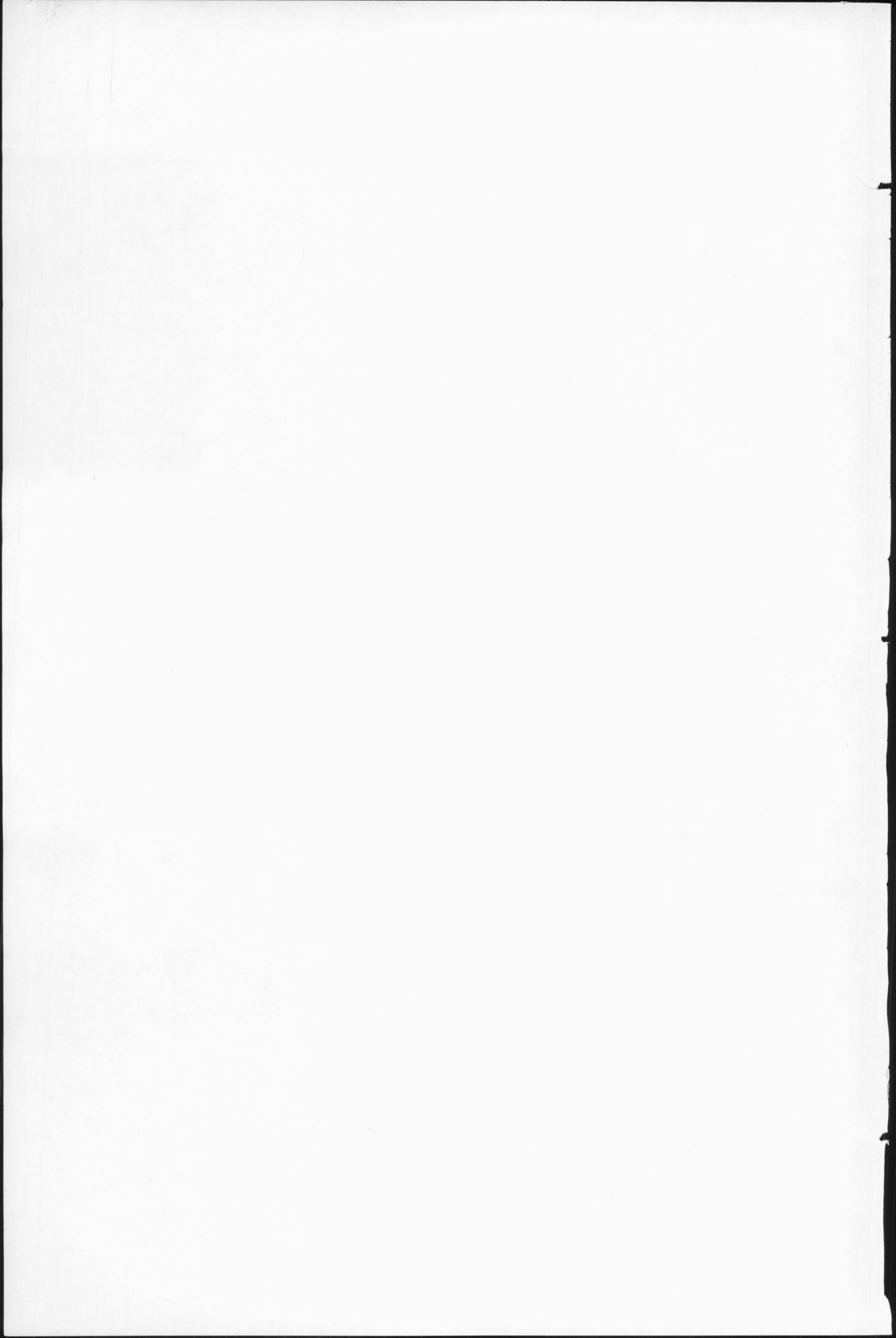
4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE

Particulars		Solid Brick, Concrete etc.	Brick, Concrete etc. Veneers	Wood	Pre- fabricated Wood	Fibro- Cement	Other Mater- ials.	Total
		September Quarter, 1957.						
Commenced	Number	71	77	448	3	17	-	616
During	% of Total Number	11.5	12.5	72.7	0.5	2.8	-	100.0
Quarter	Value £'000	329	281	1,315	8	22	-	1,955
	Average Cost £ (a)	4,634	3,649	2,935	2,667	1,294	-	3,174
Completed	Number	67	64	495	4	25	-	655
During	% of Total Number	10.2	9.8	75.6	0.6	3.8	-	100.0
Quarter	Value £'000	292	230	1,386	10	40	-	1,958
	Average Cost £ (a)	4,358	3,594	2,800	2,500	1,600	-	2,989
Under	Number	403	248	1,357	1	89	-	2,098
Construct-	% of Total Number	19.3	11.8	64.7	0.0	4.2	-	100.0
ion at 30th	Value £'000	1,457	868	3,699	3	152	-	6,179
Sept. 1957.	Average Cost £ (a)	3,615	3,500	2,726	3,000	1,708	-	2,945
		June Quarter, 1957.						
Commenced	Number	84	65	567	2	23	-	741
During	% of Total Number	11.3	8.8	76.5	0.3	3.1	-	100.0
Quarter	Value £'000	287	236	1,517	5	35	-	2,080
	Average Cost £ (a)	3,417	3,631	2,675	2,500	1,522	-	2,807
Completed	Number	88	63	493	4	24	-	672
During	% of Total Number	13.1	9.4	73.4	0.6	3.5	-	100.0
Quarter	Value £'000	389	214	1,326	10	47	-	1,986
	Average Cost £ (a)	4,420	3,397	2,690	2,500	1,958	-	2,955
Under	Number	399	235	1,404	2	97	-	2,137
Construct-	% of Total Number	18.7	11.0	65.7	0.1	4.5	-	100.0
ion at 30th	Value	1,437	803	3,696	5	160	-	6,101
June, 1957.	Average Cost £ (a)	3,602	3,417	2,632	2,500	1,649	-	2,855

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages, they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING SEPTEMBER QUARTER, 1957.

Description of Building.	Hobart			Launceston			Rest of State	Total Tas- mania	Percent- age of Total
	City	Sub- urbs.	City & Suburbs	City	Sub- urbs.	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete, etc.	54	92	146	14	29	43	93	282	7.4
Brick, Concrete, etc., Veneers -	33	39	72	62	78	140	74	286	7.5
Wood	95	798	893	79	97	176	549	1,618	42.5
Fibro-Cement	1	-	1	-	1	1	16	18	0.5
Other	-	-	-	-	-	-	-	-	-
Total Houses:	183	929	1,112	155	205	360	732	2,204	57.9
Flats	6	30	36	-	4	4	4	44	1.2
Shops	11	66	77	11	4	15	29	121	3.2
Hotels, Guest Houses	1	1	2	3	-	3	2	7	0.2
Office Premises	113	15	128	115	-	115	58	301	7.9
Other Business Premises	56	75	131	63	-	63	34	228	6.0
Factories	23	70	93	180	-	180	84	357	9.4
Clubs, Halls, Theatres	-	-	-	-	-	-	22	22	0.5
Educational Buildings	35	25	60	8	46	54	56	170	4.4
Religious Buildings	3	2	5	4	-	4	19	28	0.7
Health Buildings	2	2	4	11	-	11	182	197	5.2
Other New Buildings	34	18	52	14	3	17	60	129	3.4
Total Other Buildings	284	304	588	409	57	466	550	1,604	42.1
Total New Buildings	467	1,233	1,700	564	262	826	1,282	3,808	100.0
Percentage of Total	12.3	32.3	44.6	14.8	6.9	21.7	33.7	100.0	



6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
IN TASMANIA AS AT 30TH SEPTEMBER, 1957.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	848	Carpenters	2,689	New Buildings:	
Sub-Contractors.	607	Bricklayers	378	Houses	3,032
Wage Earners	4,069	Painters	396	Other New Buildings	1,358
		Electricians	182	Additions & Alterations (b):	
		Plumbers	282	Houses	323
		Builders'		Other Buildings	441
		Labourers	1,013	Repairs & Maintenance (b):	370
		Others	584		
Total:	5,524	Total:	5,524	Total:	5,524

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

- Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor who is responsible for the whole job.
- Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.
- Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.
- Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.
- Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.
- Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.
- Building Permits: Figures relating to Building Permits include details of:
 - Permits issued by Local Governmental Authorities for the construction of private buildings.
 - Contracts let and day labour projects commenced by Governmental Authorities.
 - Private buildings reported to have been commenced in those municipalities which do not issue building permits.
- Explanatory Notes: All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census & Statistics,
Tasmania Branch,
HOBART.

11th December, 1957.

J. C. STEPHEN
Deputy Commonwealth Statistician.

